

FOR SALE / TO LET

Two Storey Use Class 'E' Premises

**375 Bitterne Road,
Bitterne Village,
Southampton, Hampshire,
SO18 5RR**

Key Features

- Net Internal Area – 669 sq.ft (62.24 sq.m)
- Prominent position in busy precinct
- Public car park nearby
- No VAT
- Guide price £180,000
- Asking Rent £16,500 per annum
- Nearby occupiers include Cardfactory, Greggs, Halifax, Sainsbury's and other local and national occupiers



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Cumberland House, 15–17 Cumberland Place, Southampton, Hampshire SO15 2BG

Location

Bitterne Precinct is a strong district centre located 2.5 miles east of Southampton City Centre and 2 miles west of Junction 7, M27. Occupiers within the vicinity include Cardfactory, Greggs, Halifax, Sainsbury's and other local and national occupiers.

Description

The premises is currently fitted out as an aesthetics clinic and comprises ground floor sales area and first floor office/storage space, also benefitting from a kitchenette and WC.



What3words: **itself.necks.point**

Terms

Offers considered in the region of £180,000 subject to contract for the freehold interest with vacant possession on completion.

Alternatively, available by way of a new full repairing and insuring lease for a term to be agreed at £16,500 per annum exclusive of rates VAT (if applicable) and all other outgoings.

We understand that VAT is not payable, however all parties are advised to make their own enquiries into the matter.

Accommodation

Floor Areas	Sq Ft	Sq M
Ground Floor	425	39.54
First Floor	244	22.70
Total Net Internal Area	669	62.24

Areas stated on a Net Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.



Planning

We believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, cafe, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

EPC

Asset Rating

B (50)

Rateable Value

2026/27 Rating – £8,900

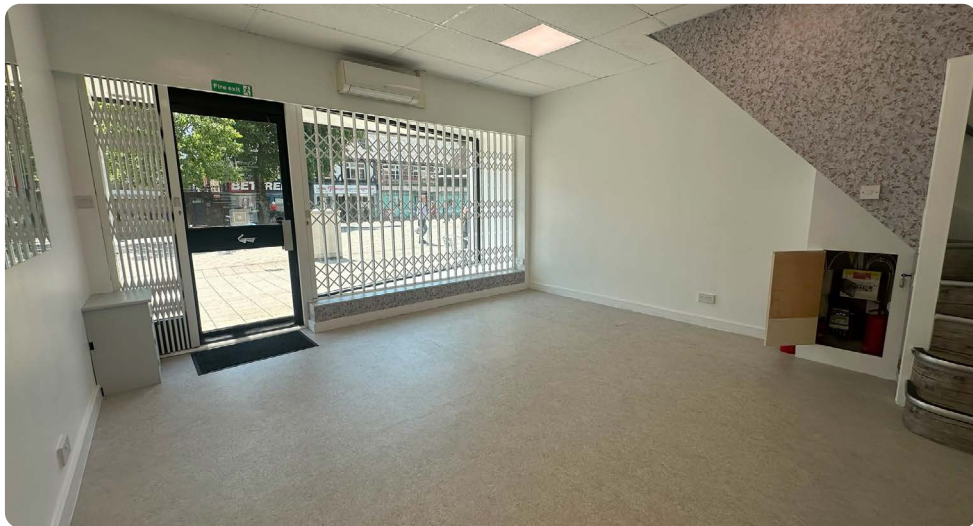
Source www.gov.uk/find-business-rates

Money Laundering

Please note all prospective purchasers will need to be verified for 'Anti Money Laundering' purposes prior to issuing memorandum of agreed terms of sale.

Code of Leasing

All interested parties should be aware of the RICS Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.



Contact Us

To discuss any aspect of this property or the disposal process, please contact the sole agent:

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